



## **CHEATHAM COUNTY**

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to raise a family*

### **CHEATHAM COUNTY BOARD OF ZONING APPEALS**

**MINUTES FOR MAY 29, 2012**

**Building Commission  
Codes Administration  
(615) 792-7915**

Meeting was called to order at 6:00 p.m. by Chairman Larry Nash.  
Mr. Adcock led the Pledge of Allegiance.  
Mr. Miles led the Prayer.  
Chairman Nash asked Building Director Atkins to call the roll.

**Members Present:** Larry Nash, Mary Sneed, Roy Miles and Burt Adcock  
**Members Absent:** Mark Whitworth

Chairman Nash declared a quorum present.

**Others Present:** Building Director Chris Atkins, County Attorney Alan Johnson, County Planner Brett Smith, Greg Sligh, Cole Ellis, Janet Kurtz, Tyler Brown, Ed Fletcher, Jr., Amy & Sandy Hofstetter, Scott & Cindy Brooks, W. Tyler Brown, Martha Brooke Perry, Lynn Newcomb, Jill Woodard, Carl Grote, Joe Rodgers, Wayne Reeves, Lisa Fleming, Jim Murphy, Jan Rodgers Dale, Michael B. Kennedy, Susan Rodgers, Bob Dale, Zach Liff, Helen Martin Rodgers, Bill Hawkins, Bill Rodgers, Jeanne Sanders, Melanie Adams, Ron Gobbell, Scott M. Summers and Steve Thorne

Approval of Minutes and Agenda:

Chairman Nash asked if there were any comments or changes to the minutes for the April 23, 2012 meeting and the agenda for tonight's meeting as presented and circulated. Hearing none, he asked if there was a motion to approve them.

**\*\*Motion\*\*** Motion made by Ms. Sneed to approve the minutes for the April 23, 2012 meeting as presented and circulated and to approve the agenda for tonight's meeting as presented and circulated; second by Mr. Miles. Roll call vote taken. Voting Yes – Larry Nash, Roy Miles III, Mary Sneed and Burt Adcock; Absent – Mark Whitworth. Motion Passed; Minutes and Agenda Approved as Presented and Circulated.

**Public Forum** – Chairman Nash asked Building Director Atkins to go outside into the hallway and open the doors up to the hallway. Building Director Atkins went outside into the hallway and did so. He then asked if anyone was present who wished to speak concerning an issue which was not an agenda item for tonight's meeting. No one came forward. He then asked if there was anyone present who wished to speak concerning agenda item #1. One person came forward, being agenda item #1's applicant, and went into the conference room. Building Director Atkins then asked everyone else to be quiet and silence their cell phones.

**Agenda Items To Be Heard:**

1. Mr. Kenny Wallace, requesting a Special Exception for use of his home for a home occupation as a real estate office. Property is located at 4250 Gourley Road, Pegram, TN; Map 86, Parcel 108.01 and is zoned part E-1 and part Ag and consisting of 23.92 acres. Property is in the 5th voting district and is not in a flood area. This is in reference to the Cheatham County Zoning Resolution Section 4.040.

2. Mr. Greg Sligh, representing and agent for Historic Hotels of Nashville, LLC, requesting a Special Exception to permit the property to be used to conduct periodic business outings and retreats. Said events will not require any overnight accommodations. Property is located at 1215 South Harpeth Road, Kingston Springs, TN; Map 100, Parcel 10.02 and is zoned Ag consisting of 63 acres. Property is in the 6th voting district and has some AE and 2% flood area touching. This is in reference to the Cheatham County Zoning Resolution Section 5.041 (D) (5) and 8.070.

3. Mr. Wayne Reeves, requesting a Special Exception for the construction of a Commercial Campground and Recreational Vehicle Park with 35 Sites. Property is located on Chapmansboro Road, Ashland City, TN; Map 48, Parcel 13.01 and is zoned Ag and consisting of 5 acres. Property is in the 1st voting district and is in the AE flood area. This is in reference to the Cheatham County Zoning Resolution Section 5.041 (D) (10) and 8.070.

**ITEM #1:** Chairman Nash read the item into the record.

Mr. Wallace, the applicant, spoke concerning his proposed real estate business. He said he is currently an affiliate broker and has been for the past four years. He said he believes he is ready to go out on his own to the next step as a stand-alone broker. He said he would be the only agent out of his house.

Ms. Sneed asked him if he needed the approval of this board for the State to approve him. He said yes. He stated that he has an easement across Mr. Woodall's neighboring property to his property.

Mr. Miles asked him if he anticipated a lot of street traffic. Mr. Wallace said no.

**\*\*Motion\*\*** Motion was made by Ms. Sneed to approve a Special Exception for the use of the applicant's home for a home occupation as a real estate office as advertised and circulated in accordance with Section 4.040 of the Cheatham County Zoning Resolution; second by Mr. Adcock. Chairman Nash called for the question. Roll call vote taken. Voting Yes – Larry Nash, Roy Miles III, Mary Sneed and Burt Adcock; Absent – Mark Whitworth. Motion Passed; Home Occupation Approved.

**ITEM #2:** Chairman Nash read the item into the record.

Building Director Atkins went into the hallway, read the item into the record again to the public and asked all those members of the public who wished to speak concerning agenda item #2 please come into the conference room. Everyone entered the conference room.

Chairman Nash introduced himself and the other members of the board. He said that the applicant, Mr. Sligh, will speak first in order to present his proposal.

Mr. Sligh stated that he would have his council, Ms. Martha Brooke Perry, speak first for him.

Ms. Perry introduced herself. She said she lives in Pegasus about a mile or so away from this property. She was excited when she was approached with assisting with this proposal. She said that Historic Hotels is involved with sustainable farming. She said they are currently running similar projects on property owned by the Land Trust of Tennessee. She said the applicant is coming before this board for a very limited special exception. She said the garden and livestock they raise and having members of the public come out and view their agricultural operation is within the agricultural use and zoning of the property. The special exception they are wishing to garner approval to allow the use of the property for a wedding, corporate retreats or luncheons, etc.. She further asserted that such a limited special exception would create no more impact upon the area than the agricultural uses already allowed. She then remanded the floor back to Mr. Sligh.

Mr. Sligh described the hotel behind this project, The Hermitage Hotel, in downtown Nashville. He said that about five years ago they looked for an organization with similar goals as themselves to partner with. They partnered with the Land Trust of Tennessee. They raised money for the Land Trust of Tennessee through their guests since then to an amount of approximately \$300,000. They began using the Land Trust's property in the City of Oak Hill for sustainable farming with several restrictions. He stated they feature their vegetables and cattle there for the public. He stated they use their produce and meat from there for their restaurant. He stated that they work with charter schools to show them where people's food comes from. He stated they were looking for properties that would allow them to enlarge their operation and they came across the Brooks' property here in Cheatham County. He stated that their operation is 98% strictly agricultural in use. He said they would keep 1-3 employees out there. He said they would like to use the existing house for day retreats, executive groups in small numbers associated with the agricultural operation. He said they have been working to give food to the hungry. He said they want to be involved with the schools in Cheatham County. He would like the freedom to accommodate larger groups within the confines of their food program. He said they have no interest in late night parties and such. He said he wanted to be up front with the county because that is the way they do business. He said that his company has a tendency to buy and not sell so they intend to stay here. He then described on the overhead drawings where they different agricultural used would be on the property and they parking.

Mr. Brett Smith interjected because of the special exception they are applying for, there is no specific site proposed and what this board is being asked to do is to consider the special exception use as being suitable for this property and zoning and in keeping with other uses allowed as a special exception.

Mr. Sligh pointed out that the area beside the existing home would be ideal for a special event with parking. He pointed out the areas for cattle and their gardens. He pointed out the area for cars to park would be screened. He described volunteer days on Saturdays for volunteers to come and work the gardens and take home a basket of food. He said they were going to take their time and do this project right and continue to work with the Land Trust of Tennessee. He said that this property would allow them to make a greater difference with the goals they have. Pictures of their current operations were shown and discussed. Mr. Sligh thanked the board for his time to speak.

Mr. Miles asked how they were planning on getting people in and out for weddings, etc..

Mr. Sligh said that they would use vans and mini-buses from the hotel and give visitors the option of carpooling. He said they would use off-duty police officers to provide traffic control. He said they were not anticipating any large weddings or events and dealing with the large catering requirements they would have to deal with. He said they didn't want to deal with large scale catering. He said they do not plan to do anything along the river bank except construct the cattle fencing for the livestock. He said, as far as the existing home is concerned, they have no plans for anyone to spend the night as a paid guest. He said they have no plans to alter the river or construct docks.

Brett Smith read his planning comments to the public and into the record (see meeting file). Brett informed the board that it is the responsibility of this board to determine if what the applicant is proposing is in keeping with the spirit and intent of those types of uses allowed as special exceptions in agricultural zoning. Brett went through the different images on the power point overhead.

Chairman Nash asked if there were anyone who wished to speak in support.

Ms. Cynthia Brooks spoke to say that the subject property is her father-in-law's property at this time and he was unable to attend tonight. Ms. Brooks read a prepared statement describing the history of the property (see meeting file). She explained Mr. Brooks could no longer farm the property due to his age and health. She further explained that they wanted to find someone to buy the property who would respect and use the property in a proper manner as a working farm and not investment property. She stated they believe the applicant is that type of buyer.

Chairman Nash asked if there was anyone else who wished to speak in favor of the item.

Chairman Nash asked if there was anyone who wished to speak in opposition under the same rules of speaking.

Mr. Jim Murphy, attorney, spoke to say that he represents several of the adjoining property owners. He handed out a letter to the members of the board (see meeting file). He said that the concern is the applicant's application does not speak to how such special events will be limited and fear that if such a special exception is granted, there will be no limits to the number and impact of such events. He stated one of the criteria this board must determine is if there will be any public health, safety and welfare problems created by this special exception. He said that the

other question is if there will be any adverse impact on the surrounding properties. Mr. Murphy expressed concern that if there is no limitation placed upon this special exception's events, there will be significant impact on the surrounding properties. Mr. Murphy pointed out that his clients have developed a list of limitations that is included in the letter he handed out. He stated that limiting the number of people at these events is necessary due to the narrowness of the roads leading to this property.

Dialogue took place between Mr. Murphy, Ms. Perry and Mr. Sligh about said limitation list with Mr. Murphy alleging that Mr. Sligh chose not to engage in discussions with him but to just address such possible limitations at this meeting.

Mr. Murphy stated that his clients have no issue with the agricultural uses of the property, but with the special events by special exception. He further stated that they have no problem with Historic Hotels as a neighbor and their intent, but with the fact that they may not always own the property and the special exception goes with the property and not the owner. He further stated that a future owner would have such a special exception and the only protection to the community would be if limitations were placed upon the special exception should it be granted. He said such limitations would eliminate an adverse impact to the community created by this special exception. Mr. Murphy stated that another limitation would be hours that special events could take place for safety reasons of traffic on the roads after dark. He stated other limitations would be to not construct any new structures for this special exception and to require proper parking for events that take place and that no parking would be allowed along the public roadway. He stated that another limitation would be requiring a law-enforcement officer to direct traffic at large events. He said he recognized the need for large events and said such can be possible as long as the applicant would inform the neighbors of such event up to 125 people in advance. He said his clients propose a limitation of 2 large events a year. He also stated that they wished the applicant to provide adequate fencing to contain the livestock and control access of people to surrounding properties. He closed by saying that he, on behalf of his clients, wished this board to place these restrictions on such a special exception if it is approved so as to eliminate any serious adverse impact on the surrounding properties.

Ms. Joanne Rodgers Dale spoke to say she is immensely happy that this is what is being proposed instead of a subdivision or something similar. She said the only exception she has to this proposal are the special events and their impact on the area. She said she cherishes the quiet of her property and is scared of an amplified band disturbing the animals and the peace and quiet. She said she wants limits on the special events to keep everyone good neighbors.

Mr. Joe Rodgers spoke. He said he doesn't live there, but plans to build at some time in the future. He said that he and his wife own property across the street and is part owner of another property nearby. He questioned the application itself and questioned contradictions between the application as written and phone conversations he said he had with Mr. Sligh about types and sizes of events. He questioned the impact of weddings on the area. He expressed concern over protecting the river, the noise impact on his properties from the special events and the narrowness and crookedness of South Harpeth Road.

Ms. Susan Rodgers spoke concerning the existing driveway's location and it being only a one-lane driveway. She expressed concern of people driving their vehicles off the road and through fences off the road.

Mr. Rodgers spoke again to express similar traffic issues as Susan Rodgers.

Mr. Bob Dale spoke to express concern that this is a business and they will do what they have to do to maximize their profits with this property to help their business. He said that without limitations it would be a bad idea.

Mr. Bill Hawkins spoke with concern over the notification process. He expressed concern that this will be an event center.

Building Director Atkins stated that this board has the authority to impose whatever conditions it sees fit to protect the health, safety and welfare of the area.

Mr. Miles stated that there had been similar events along this same road in Davidson County and never asked for permission, but this applicant has openly come forward for permission.

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Mr. Hawkins said his concern is the Brooks family will be gone and not be around to be impacted like the rest of them.

Ms. Melanie Adams spoke as a neighbor who lives as a full-time resident on South Harpeth Road. She said, after hearing from the applicant, she is not as concerned for the safety. She said the road is not the best, but she doesn't believe they are going to have 1,000 people a night on the property. She said she didn't see how they could accommodate 1,000 people unless they were standing in turnip greens. She said she would like to see some limitations, but not to the degree as others want. She closed by saying she thought it would be an asset to the community.

Mr. Michael Kennedy spoke to say that he likes everything Mr. Sligh and the Brooks have said. He said he lives a half a mile away and his concern is the existing condition of South Harpeth Road.

Mr. Gus Moody spoke who said he lives across the river across from the Brooks' property. He was excited about the use proposed but glad there is a way to place limitations on it. He asked the board to think it through and establish some limitations.

Mr. Scott Summers spoke and mentioned that his father didn't want the road paved in the first place (public laughter).

Mr. Murphy summarized the limitations and their intent.

Ms. Martha Brooke Perry spoke to address the limitations. She expressed concern over the degree of restriction of the limitations. She stated that it wouldn't be unusual for her client to have over 25 people present to harvest turnip greens or to plant the fields. She stated that it was said during this discussion that no one would have a problem with people coming out to farm,

then why is it ok for people to come out to farm, but not for the special events. She said that her client is aware of the safety concerns of the road, take those concerns seriously and it is their responsibility to ensure their customers arrive safely to the property. She referenced the hotel's folder (see meeting file) that details the company's philosophy of doing business. She expressed concern time restrictions since farming operations start at sunrise and can end at dark. She said that use of an off-duty law officer is fine. She said that the use of mini-vans or buses to bring people out to the site would limit the traffic in and of itself. Mr. Sligh concurred with his concern for safety. He referenced the Golf Club of Tennessee and its possible traffic impacts from it after its inception. He said that this isn't a profit center for his company, maybe break even. He said that they didn't plan on doing a lot of wedding, but if approached they would conduct such properly and safely.

Mr. Murphy concurred that no limitation could be placed on the number of trips made related to the agricultural use, but with the special events. He said that his concern is the adverse impact from now on with no limitations in place to protect health, safety and welfare and such a special exception going with the property.

Mr. Sligh asked if it was possible to undo a special exception and, if it was, he would put in writing that they would request to undo the special exception if they were to sell the property.

Mr. Murphy stated that such an agreement would not be binding unless a time limit or expiration date is placed upon the special exception. Mr. Murphy mentioned a time limit of 3 years.

Ms. Perry offered an alternative of placing an expiration date that the special exception expires upon transfer of the property to someone else.

Mr. Murphy expressed doubts of such due to alleged case law concerning that subject. Building Director mentioned the possibility of a date at which this use would have to come back to this board for reapproval.

Ms. Rodgers expressed concern over the applicant's honesty leading up to this meeting.

Mr. Rodgers stated that The Golf Course of Tennessee has access to the interstate.

Ms. Adams said she has more concern over the golf course than this item because of the state of the golfers when they leave.

Chairman Nash stated we were digressing. Chairman Nash then took the issue from public forum to the board members to deliberate.

Ms. Sneed talked about her history of driving up and down South Harpeth Road in her life and thanked the Rodgers for the fences they installed. She expressed safety concerns of South Harpeth Road especially at night coming into Cheatham County from Davidson County.

Mr. Miles said he has parties at his house with more than 25 people now. He said that he can't see limiting the applicant to weekdays. He mentioned limiting them to daylight hours and not

letting people stay overnight. It was discussed about the permitting process to serve alcohol at special events.

Building Director Atkins expressed agreement in keeping the public out of the Harpeth River.

Mr. Miles stated he has picked up hay by lights at dark so a restriction on lights is troublesome.

Mr. Adcock asked about someone living in the existing house.

Mr. Sligh stated that an owner or a caretaker may stay there. He stated that there will be good security and fencing installed. Mr. Sligh said most events will be seasonal events related to planting and harvesting, events related to eliminating hunger, the Land Trust of Tennessee and similar organizations. Mr. Sligh said the number of events will depend on the interest in this farm and its mission. He said he was planning on having several smaller events, but, if something very large wanted to happen, they would make sure it was safe and plan it accordingly with consideration of the protection of the community in mind. He said they want to be known for doing good things.

Ms. Sneed observed that the main concern of the opponents was weddings taking place.

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Mr. Sligh stated they didn't have to do weddings.

Ms. Sneed stated that she sees the exceptions being loud music, loud lights and disturbing the neighbor's peace.

Mr. Sligh said they weren't married to weddings. He said they would need to be able to gather people at different times of the year to make their agricultural operations work and this project possible.

Building Director Atkins mentioned the possibility of requiring that everyone coming to the property for a large event have to come in by shuttle or bus.

Brett Smith mentioned the type of uses allowed as special exception and if this one is similar in scope and effect as what is proposed here.

Chairman Nash recommended we take a recess and asked if the two sides and their counsels get together and try to come up with a compromise before this board makes a decision or ask this board to defer this item to next month to give both sides time to reach a compromise.

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Mr. Murphy said he would be ok with differing since he didn't think they were that far apart.

Chairman Nash recessed the meeting. Twenty minutes later, Chairman Nash called the meeting back into session. Chairman Nash asked Mr. Sligh if an agreement had been reached during recess.



Mr. Sligh stated he hope a decision of some type could be arrived at tonight. He requested an expiration of special exception of 20 years, take the weddings out and request a vote on this tonight so that they can decide where to go from here.

Mr. Murphy expressed concern that 20 year expiration leads to 20 years of impact and concerns with the size of and when the events take place.

Chairman Nash stated that it falls back to this board for deliberation. Chairman Nash asked for a motion and input of how such a special exception can be crafted with possible conditions.

Ms. Sneed asked Mr. Sligh about his feelings about amplification and lighting.

Mr. Sligh said he would follow the law concerning noise and disturbance. Ms. Sneed asked what type of amplification and lighting would be considered.

Mr. Sligh was vague about how to answer the question.

Ms. Sneed asked about the river usage.

Mr. Sligh said that they don't plan any canoe or kayak trips, but they may have some constructive event like cleaning the river of trash or such. Mr. Sligh said they won't be renting rooms out at the house, but would allow an owner or worker or such to stay there from time to time.

Mr. Murphy said his clients worry was not an occasional person staying overnight, but it not becoming something akin to a bed and breakfast without limitations.

Building Director Atkins stated there is nothing to keep the current owner from renting the house out now.

Ms. Perry summarized what the applicant has proposed as conditions.

Mr. Sligh said it would be hard to give a proper response to other limitations intelligently on the fly. He stated again that weddings and all events associated with weddings would be removed.

Mr. Miles stated that what this board is trying to do is determine what conditions can be placed upon this special exception and that the applicant and those opposed won't necessarily like everything that is imposed. Mr. Miles proposed a limitation that events take place between daylight and ½ hour before sunset.

Chairman Nash said that, in his opinion, its none of our business who he rents the home to.

Ms. Sneed brought up the issue of the construction of any new structures.

Building Director Atkins stated that no other principal dwelling can be built because there already is one, but they can add rooms to the home and concerning accessory structures, they can

build more if they want right now as it is so restricting accessory structures is a moot point. He further said that the owner can build a new gazebo now.

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Brett Smith stated that this board has within its purview to restrict the uses under its base zone as part of this special exception just be clear.

Ms. Sneed stated that if it wasn't for the events, the owner could do anything with the house.

Mr. Adcock said parking in the road is a non-issue because it is a law-enforcement issue.

Chairman Nash concurred. Chairman Nash summarized so far that there will be no weddings and the times of events. He asked about a limit to the number of people at an event.

Mr. Miles said that 90% of what the applicant wants to do this board has no authority over and they could have a bunch of people farming and they are completely in the right.

Mr. Adcock said that 20 years seems like a long time for the expiration time. Mr. Adcock recommended 10 years.

Building Director Atkins pointed out that even after the 10 years and they stop the special events, they can still do all the agricultural activities.

Mr. Adcock went through Mr. Murphy's list of limitations and summarized what is agreed to and what is not.

Ms. Sneed stated it was unreasonable to put a limitation of 4:30 pm to the time use.

Chairman Nash stated he has concerns of that road being driven on at night. He asked again if this board wishes to impose a number of people limitation for events. A number of 200 was arrived at for any large event. The time limit of operation during the day was modified to be limited up to 75 people.

Ms. Sneed explained a ten year expiration is reasonable to see if the business will be a good venture.

A motion was crafted by the board members with Building Director Atkins drafting said possible motion from their input. After several revisions and deliberations, Building Director Atkins read the following possible motion:

In keeping with the spirit and intent of the uses permitted as Special Exceptions listed in Section 5.041 (D) (1,2,3,4 & 5) of the Cheatham County Zoning Resolution, a Special Exception is hereby granted to conduct periodic events and outings in accordance with Section 8.070 of the Cheatham County Zoning Resolution under the following restrictions:

1. No weddings or receptions/events associated with weddings shall take place on the property.

2. Any event or outing in excess of 75 people shall only take place between sunrise and ½ hour before sunset.
3. No event or outing shall take place in excess of 200 people.
4. This Special Exception shall expire 10 years after the approval of such Special Exception.

**\*\*Motion\*\*** Ms. Sneed made a motion to approve a Special Exception as read and presented by Building Director Atkins and stated above; second by Mr. Adcock. Question called for by Mr. Miles. Roll Call Vote called for by Chairman Nash. Voting Yes – Larry Nash, Roy Miles III, Mary Sneed and Burt Adcock; Absent – Mark Whitworth; Motion Passed; Special Exception Approved as Stipulated.

**ITEM #3:** Chairman Nash read the item into the record.

Ms. Lisa Fleming spoke on behalf of Mr. Wayne Reeves, the applicant, as his girlfriend. She stated that what they want to do is the following: Construct a commercial recreational vehicle park with 30 spaces; individual utility hook-ups for each space; constructed to protect the health, safety and welfare of the area; sewage shall drain to a 2,500 gallon lock-tight tank to prevent leakage for dispose of off site; no camper shall be allowed to occupy a space more than 45 days per calendar year; all campers will have to sign a statement that they agree to vacate the site at any time due to flooding. She further stated that FEMA views campgrounds as a good use in the floodplain due to the ability to vacate quickly.

Brett Smith stated his findings. He said that because not enough detail in regards to fire protection, landscaping, buffers, road design, etc. there wasn't enough plan detail to review it.

Building Director Atkins stated that because the site is in the floodway and may need a No-Rise certification. He continued by saying that the plan shows 30 spaces and their application stated 35 spaces and anything over 25 spaces requires attachment to a public sewer system. He continued to say there is no public sewer system, with a dump system; they would need to cut the number of space down to 25. He continued by bringing up the subject of fire protection. Brett Smith read the regulations involved with fire protection.

Chairman Nash explained that it is not just a Special Exception vote, but also a site plan review. He continued by saying that it will need to be reviewed by Chris and Brett after their engineer addresses these site plan items. It was discussed whether to differ or table the item.

Brett stated that the board may wish to go ahead and discuss the merits of the Special Exception in general for this use in this particular location. Concerning issues with the Corps of Engineers, any possible dock access will go through its own approval process separately based upon its own merits.

Ms. Sneed asked about the saddle club across the road.

Ms. Fleming stated that she talked with several of the members and said they were very interested in a campground helping the saddle club.

Mr. Fletcher spoke to say he is concerned with such a campground getting approved in a residential area with him possibly building a new home right next door.

Building Director Atkins pointed out that the property is zoned Agriculture.

Mr. Fletcher expressed concern over increased noise. He said he would never have contemplated building there if he thought something like this could go in. He said he lives in Robertson County and he would worry about theft from people in the campground while he isn't there.

Ms. Sneed pointed out that if such a campground is built, it would preclude most surly type individuals due to the cost of the RV's being used.

Brett Smith mentioned the possibility of drawing the spaces in from the sides and providing better landscaping and buffering for the neighboring properties.

Mr. Zach Liff spoke. He said he lives on the other side of Mr. Fletcher. He explained how he came to live in the area. He said he has concerns over the noise. He expressed concerns of strangers to the area coming in for the campground and possible concerns for his home and property. He said that he believes a campground short sells the area like a trailer park, whether you call it a trailer park or campground. He said the saddle club is once a week and they go home that night. He said he doesn't believe a campground is in keeping with what the area has become. He and Mr. Fletcher expressed concerns of the commercialization of the area.

Building Director Atkins detailed the fire protection issue in the area such as lack of pressure and flow.

**\*\*Motion\*\*** Motion made by Mr. Miles to table this item until the applicant resubmits with corrections made; second by Mr. Adcock. Ms. Sneed called for the question. Chairman Nash called for a Roll Call vote. Voting Yes – Larry Nash, Roy Miles III, Mary Sneed and Burt Adcock; Absent – Mark Whitworth; Motion Passed; Item Tabled.

Having no further business, **\*\*Motion\*\*** Motion was made to adjourn the meeting by Mr. Miles; second by Ms. Sneed. Voice vote took place. Passed unanimously by all present. Meeting Adjourned.

**ROY MILES III – SECRETARY**

**CHEATHAM COUNTY BOARD OF ZONING APPEALS**